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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Thomas H. Casey, SBN 138264 Law Office of Thomas H. Casey, Inc. 22342 Avenida Empresa, Suite 245 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 TomCasey@tomcaseylaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Thomas H. Casey | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

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| In re: SCOTT LAWRENCE CHAPPELL and ALICIA WOOLSEY, Debtor(s). | CASE NO.: 8:18-bk-12541-MW CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY |
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|--|----------------------|
| Sale Date: 04/12/2021 | Time: 2:00 pm |
| Location: 411 West Fourth Street, Courtroom 6C, Santa Ana, California 92701 | |

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 03/29/2021

Description of property to be sold: Vacant Land: Washoe County, Nevada, APN 076-210-13
See Trustee's Motion for order (1) authorizing the Trustee to sell vacant land in Washoe County free and clear of liens pursuant to 11 U.S.C. Section 363(b); (2) approving overbid procedures; (3) approving compensation of real estate broker; (4) authorizing distribution of sale proceeds; (5) waiving 14 day stay imposed by FRBP 6004(h) ("Sale Motion")

Terms and conditions of sale: As-is, where-is, no warranties expressed or implied, no contingencies
See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Attorney for the Chapter 7 Trustee at the address listed above.

Proposed sale price: \$ 149,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Initial overbid to exceed original offer by \$2,000.00 and subsequent bids in increments of \$1,000.00; see Sale Motion for full bidding procedures; deadline for submitting overbids is April 7, 2021 by 5:00 p.m.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: April 12, 2021
Time: 2:00 p.m.
Location: 411 West Fourth Street
Courtroom 6C
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jeanne Herman
Landfinder Country Properties
1055 Roberta Lane
Sparks, NV 89431
Phone: (775) 358-0555
Email: landfindercountry@gmail.com

Date: 3/19/21

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

22342 Avenida Empresa, Suite 245, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **March 19, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Stephen A Madoni stevemadoni@aol.com, nathally@madonilaw.com
- Stephen A Madoni steve@madonilaw.com, nathally@madonilaw.com
- Stephen E Olear solear@olearlaw.com, olearlaw@pacbell.net
- Valerie Smith claims@recoverycorp.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **March 19, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

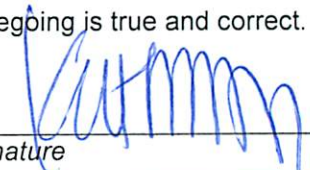
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*), I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 19, 2021
Date

Kathy Driggers
Printed Name


Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

SERVED BY US MAIL:**Interested Party**

United States Bankruptcy Court
Attn: Hon. Mark S. Wallace
411 West Fourth Street, Suite
6135
Santa Ana, CA 92701

Debtor

Scott Lawrence Chappell and
Alicia Woolsey
13091 Newland Street
Garden Grove, CA 92644

Real Estate Agent

Jeanne Herman
Landfinder Country Properties
1055 Roberta Lane
Sparks, NV 89431

Interested Parties

Donald T. Fife, CPA
Hahn Fife & Company LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101

Washoe County Assessor
1001 East 9th Street
Reno, NV 89512

Creditors

American Express
P.O. Box 981537
El Paso, TX 79998-1537

American Express National Bank
c/o Becket and Lee LLP
P.O. Box 3001
Malvern, PA 19355-0701

Bank of America
P.O. Box 982238
El Paso, TX 79998-2238

Bank of America, N.A.
P.O. Box 982284
El Paso, TX 79998-2284

Barclay Bank Delaware
P.O. Box 8803
Wilmington, DE 19899-8803

CITI Bank CBNA
P.O. Box 6241
Sioux Falls, SD 57117-6241

Capital One
P.O. Box 30281
Salt Lake City, UT 84130-0281

Capital One Bank (USA), N.A.
By American InfoSource as Agent
P.O. Box 71083
Charlotte, NC 28272-1083

Capital One Bank (USA), N.A.
By American InfoSource as Agent
4515 N. Santa Fe Avenue
Oklahoma City, OK 73118

Chase Bank USA, N.A.
c/o National Bankruptcy Services,
LLC
P.O. Box 9013
Addison, TX 75001-9013

Chase Card
P.O. Box 15298
Wilmington, DE 19850-5298

Discover Bank
Discover Products Inc.
P.O. Box 3025
New Albany, OH 43054-3025

Discover Financial Services LLC
P.O. Bo 3025
New Albany, OH 43054-3025

Discover Bank
P.O. Box 15316
Wilmington, DE 19850

Frontier Communications
Bankruptcy Dept.
19 John Street
Middletown, NY 10940-4918

Greensky, LLC
1797 Northeast Expressway, Suite
100
Atlanta, GA 30329-2451

Hahn Fife & Company LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101-2193

Home Depot Loan Services
1797 Northeast Expressway NE
Brookhaven, GA 30329-7803

JPMorgan Chase Bank, N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane, Floor 01
Monroe, LA 71203-4774

Kay Jewelers
375 Ghent Road
Akron, OH 44333-4600

Kohls Capone
P.O. Box 3115
Milwaukee, WI 53201-3115

LVNV Funding, LLC
Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

MSB Bank THD
1797 NE Expressway
Atlanta, GA 30329-7803

Midland Credit Mgmt Inc.
2365 Northside Drive, Suite 300
San Diego, CA 92108-2709

Midland Funding LLC
P.O. Box 2011
Warren, MI 48090-2011

Midland Credit Management, Inc.,
as agent for Midland Funding, LLC
P.O. Box 2011
Warren, MI 48090

Navient
P.O. Box 9500
Wilkes Barre, PA 18773-9500

Navient Solutions, LLC
220 Lasley Avenue
Wilkes-Barre, PA 18706-1430

Quantum3 Group LLC, as Agent
for JH Portfolio Debt Equities LLC
P.O. Box 788
Kirkland, WA 98083-0788

Russell Chappell
c/o Steve Madoni, Esq.
1151 Dove Street, Suite 235
Newport Beach, CA 92660-2806

Synchrony Bank
c/o Weinstein & Riley, PS
2001 Western Avenue, Suite 400
Seattle, WA 98121-3132

Schools First
15442 Newport Avenue
Tustin, CA 92780-6473

SchoolsFirst FCU
P.O. Box 11547
Santa Ana, CA 92711

Sentry Credit
2809 Grand Avenue
Everett, WA 98201-3417

TD Bank, USA
By American InfoSource as agent
P.O. Box 248866
Oklahoma City, OK 73124-8866

TD Bank, USA
By American InfoSource as agent
4515 N. Santa Fe Avenue
Oklahoma City, OK 73118

Target TD
P.O. Box 673
Minneapolis, MN 55440-0673

~~The Giardinelli Law Group APC
31594 Railroad Canyon Drive
Canyon Lake, CA 92587-9464
Forwarding Time Expired
Return to Sender~~

The Giardinelli Law Group APC
25026 Las Brisas Road
Murrieta, CA 92562-4075

US Dept Ed
P.O. Box 5609
Greenville, TX 75403-5609

Verizon
By American InfoSource as Agent
P.O. Box 4457
Houston, TX 77210-4457

Verizon
By American InfoSource as Agent
4515 N. Santa Fe Avenue
Oklahoma City, OK 73118

William Chappell
c/o Stephen A. Madoni, Esq.
1151 Dove Street, Suite 235
Newport Beach, CA 92660-2806